

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
JANUARY 8, 2004

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, January 8, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **1:30 P.M.**

1. Approval of MAPC meeting amended minutes of November 6, 2003 and approval of December 11, 2003 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to 2-3 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of December 18, 2003. Ed Sunquist, Ray Warren, Elizabeth Bishop, Bill Johnson, James Barfield, present. Bob Hernandez, and David Wells absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2003-112) Approved, vote 4-0-1; Agenda Item 2-2 (SUB2003-142) Approved, vote 5-0

Agenda Item 3-1 (VAC2003-59) Approved, vote 4-0; Agenda Item 3-2 (VAC2003-60) Approved, vote 5-0 ;

- 2-1. **SUB2003-112 – Final Plat – THE SUMMIT AT NORTH VALLEY ADDITION, located on the south side of 125th Street North and the west side of 39th Street West.**

Engineer: Ruggles and Bohm, P.A.

Acreage: 156.75

Total Lots: 50

- 2-2. **SUB2003-142– One-Step Final Plat – DESCHNER ADDITION, located south of 53rd Street North and on the west side of 279th Street West.**

Engineer: Armstrong Land Survey, P.A.

Acreage: 5

Total Lots: 1

❖ **PUBLIC HEARING — VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 to 3-2 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC2003-59 – Request to Vacate a 10-foot Utility Easement, located east of Tyler and north of Meadow Park Street.**
- 3-2. **VAC2003-60 – Request to Vacate a 20-foot Utility Easement, located southeast of 29th Street North and Tyler Road; east and west of Pepper Ridge Street.**

❖ **PUBLIC HEARING — ZONING ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

4. Case No.: CON2003-47

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|------------|--------------------------|--|
| | Request: | Conditional Use for a Wrecking and Salvage Yard on property zoned “GI” General Industrial |
| | General Location: | North of 25 th Street North and east of Broadway |
| | District Advisory Board: | Six heard on January 5, 2004 |
| | Presenting Planner: | Scott Knebel |
| | | |
| 5. | Case No.: | ZON2003-65 |
| | Request: | Zone change from “SF-5” Single-family Residential to “GC” General Commercial |
| | General Location: | On the west side of Maize Road approximately 1/3 mile south of Central |
| | Presenting Planner: | Donna Goltry |
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| 6. | Case No.: | ZON2003-20 |
| | Request: | Sedgwick County Amendment to ZON2001-02 Protective Overlay #87 to allow vehicle sales and construction sales and service on property zoned “GC” General Commercial |
| | General Location: | Northwest corner of 61 st N. and 143 rd Street East |
| | Presenting Planner: | Bill Longnecker |
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| 7. | Case No.: | ZON2003-64 |
| | Request: | Zone change from “SF-5” Single-family Residential to “GO” General Office |
| | General Location: | Southwest of Highway I-35 – Greenwich Road |
| | Presenting Planner: | Dale Miller |
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| 8. | Case No.: | CUP2003-63 DP86 Amendment #1 |
| | Request: | Amendment to The Dukes Diamonds Community Unit Plan |
| | General Location: | North of I-235 and west of Seneca (4121 N. Seneca) |
| | District Advisory Board: | Six heard January 5, 2004 |
| | Presenting Planner: | Scott Knebel |
| | | |
| 9a. | Case No.: | ZON2003-68 (CUP2003-62 DP271) |
| | Request: | Sedgwick County Zone change from “SF-20” Single-family Residential to “LC” Limited Commercial |
| | General Location: | At the northwest corner of 21 st Street North and 143 rd Street East |
| | Presenting Planner: | Donna Goltry |
| | | |
| and | | |
| 9b. | Case No.: | CUP2003-62 DP271 (ZON2003-68) |
| | Request: | Creation of The Krug Commercial Community Unit Plan |
| | General Location: | At the northwest corner of 21 st Street North and 143 rd Street East |

	Presenting Planner:	Donna Goltry
10.	Case No.:	CON2003-49
	Request:	Conditional Use for vehicle sales outdoors, on property zoned “LC” Limited Commercial
	General Location:	East side of Broadway between Osie (n) & Funston (s), with an empty lots(s) between the two addresses (1724 & 1734 S. Broadway)
	Presenting Planner:	Bill Longnecker

11. Case No.: CON2003-48
Request: Conditional Use for community assembly on property zoned
“SF-5” Single-family Residential
General Location: On the south side of 13th Street North approximately 1/4 mile
east of Ridge Road
District Advisory Board: Five heard on January 5, 2004
Presenting Planner: Dale Miller

❖ **PLANNING COMMISSION ITEMS**

12. Case No.: DR2003-32
Request: The City of Kechi seeks annexation of portions of Hillside Road adjacent
to The City of Kechi, north and south of 61st Street North
Presenting Planner: David Barber
13. Case No.: DR2003-34
Request: The City of Kechi seeks annexation of portions of Woodlawn Road and
53rd Street North adjacent to The City of Kechi
Presenting Planner: David Barber
14. Other matters/adjournment.

**John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission**